

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 7, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
Councilman Steve Wolfson, Ward 2

Commissioners

Richard Truesdell, Chairman
Todd Nigro, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **September 9, 2004** Planning Commission Meeting minutes by reference (___vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-4872 - STERLING CROSSING - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.90 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN 125-12-601-006 and 009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
2. **TMP-4920 - TENTATIVE MAP - FARM AND HUALAPAI - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Tentative Map FOR A 69-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
3. **TMP-4931 - PODS 106 AND 109 AT PROVIDENCE - APPLICANT: WOODSIDE HOMES - OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY, ET AL** - Request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40.00 acres adjacent to the north side of Farm Road, approximately 340 feet west of Hualapai Way (APN 126-13-501-007 and 008; 126-13-601-001, 003 and 005; and a portion of 126-13-601-018), PD (Planned Development) Zone [Medium-Low Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).
4. **TMP-5081 - TENTATIVE MAP - PRIMROSE ESTATES II - APPLICANT/OWNER: HORIZON HOMES, INC** - Request for a Tentative Map FOR A 13-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN 138-03-302-001), R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 4 (Brown).

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5. **TMP-5084 - TENTATIVE MAP - TOWN CENTER L-TC 60/70 NO.4 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA ET AL** - Request for a Tentative Map FOR A 168 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.56 acres adjacent to the southeast corner of North Tee Pee Lane and Severance Lane (APN: 125-18-801-006, 007, 008, 013, 014, 015 and 016), T-C (Town Center) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)Zone], Ward 6 (Mack).

6. **TMP-5117 - TENTATIVE MAP - GRAND TETON-DURANGO - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: CAN CAN II (KB) TARGETS LIMITED PARTNERSHIP, ET AL** - Request for a Tentative Map FOR A 74-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.57 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN 125-16-101-001),U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. **ABEYANCE - MSP-5152 - MASTER SIGN PLAN - NON-PUBLIC HEARING - APPLICANT: LONGFORD MEDICAL CENTER, LLC - OWNER: BUFFALO WASHINGTON, LLC** - Request for a Master Sign Plan FOR A PROPOSED 132,000 SQUARE-FOOT MEDICAL OFFICE COMPLEX on 5.96 acres adjacent to the north side of Summerlin Parkway, approximately 630 feet south of Washington Avenue (APN 138-27-301-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

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8. **VAC-4998 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE, ET AL** - Petition to Vacate U. S. Government Patent Reservations and Bureau of Land Management Easements generally located south of Alexander Road, east of Cliff Shadows Parkway, Ward 4 (Brown).
9. **VAC-5011 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Petition to Vacate a portion of Del Juan Street between Jo Marcy Drive and Gilcrease Avenue, and U.S. Government Patent Reservations generally located south of Jo Marcy Drive, west of Del Juan Street, Ward 6 (Mack).
10. **VAC-5012 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Petition to Vacate Jo Marcy Drive and Gilcrease Avenue west of Hualapai Way, and U.S. Government Patent Reservations generally located adjacent to the southwest corner of Jo Marcy Drive and Hualapai Way, Ward 6 (Mack).
11. **VAC-5013 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Reservations generally located north of Dorrell Lane, west of Hualapai Way, Ward 6 (Mack).
12. **VAC-5019 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: DR HORTON, INC.** - Petition to Vacate Chieftain Street north of Gilcrease Avenue, and Jo Marcy Drive east of Tee Pee Lane, Ward 6 (Mack).
13. **VAC-5024 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFFS EDGE, LLC, ET AL** - Petition to Vacate U.S. Government Patent Reservations generally located east of Puli Road, between Grand Teton Drive and Jo Marcy Drive, Ward 6 (Mack).
14. **VAC-5025 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFFS EDGE, LLC** - Petition to Vacate U.S. Government Patent Reservations adjacent to the north side of Elkhorn Road between Puli Road and Shaumber Road, Ward 6 (Mack).

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15. VAC-5043 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORP. - Petition to Vacate a U.S. Government Patent Reservation generally located north of Farm Road, east of Puli Road, Ward 6 (Mack).
16. VAC-5044 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP. - Petition to Vacate unused public rights-of-way generally located north of Farm Road, east of Puli Road, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

17. ABEYANCE - SUP-4830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).
18. GPA-5060 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), Ward 5 (Weekly).
19. ZON-5062 - REZONING RELATED TO GPA-5060 - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), Ward 5 (Weekly).

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20. **SDR-5063 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5060 AND ZON-5062 - PUBLIC HEARING - APPLICANT: GREYMOUTH HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: MARX FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 52-UNIT APARTMENT COMPLEX on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), C-2 (General Commercial) Zone [PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly).
21. **GPA-5075 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT** - Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO M (MEDIUM DENSITY RESIDENTIAL) on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), Ward 2 (Wolfson).
22. **ZON-5076 – REZONING RELATED TO GPA-5075 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATIONS] TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), Ward 2 (Wolfson).
23. **SUP-5078 - SPECIAL USE PERMIT RELATED TO GPA-5075 AND ZON-5076 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGMENT** - Request for a Special Use Permit FOR A PROPOSED GATED SUBDIVISION WITH PRIVATE STREETS at 8324 West Charleston Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-Low Density Residential) General Plan Designations] [PROPOSED: R-PD14 (Residential Planned Development - 14 Units per Acre)], Ward 2 (Wolfson).
24. **SDR-5077 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5075, ZON-5076 AND SUP-5078 - PUBLIC HEARING - APPLICANT: PN II INC. DBA PULTE HOMES - OWNER: USA - BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR A PROPOSED 140-UNIT CONDOMINIUM DEVELOPMENT on 10.16 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [SC (Service Commercial) and ML (Medium-Low Density Residential) General Plan Designations] [PROPOSED: R-PD14 (Residential Planned Development - 14 Units per Acre) Zone], Ward 2 (Wolfson).

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25. **GPA-5082 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.58 acres and TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 4.4 acres south of Bonanza Road and east of Pecos Road (APN 140-31-121-003), Ward 3 (Reese).
26. **VAC-5101 - VACATION RELATED TO GPA-5082 - PUBLIC HEARING - APPLICANT: NESHAMINY CONSULTING, INC. - OWNER: BON BON, LLC** - Petition to Vacate a portion of a 10-foot wide public drainage easement and ingress/egress easements generally located south of Bonanza Road, east of Pecos Road, Ward 3 (Reese).
27. **GPA-5097 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED LLC - OWNER: SCANDIA FAMILY FUN CENTERS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: SC (SERVICE COMMERCIAL) on 5.25 acres adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), Ward 1 (Moncrief).
28. **ZON-5103 - REZONING RELATED TO GPA-5097 - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTERS** - Request for a Rezoning FROM: M (Industrial) TO: C-1 (Limited Commercial) on 5.25 acres adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), Ward 1 (Moncrief).
29. **SUP-5107 - SPECIAL USE PERMIT RELATED TO GPA-5097 AND ZON-5103 - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTERS** - Request for a Special Use Permit FOR A PROPOSED 50-STORY, 560-FOOT TALL MIXED-USE DEVELOPMENT adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), M (Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

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30. **SDR-5104 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5097, ZON-5103 AND SUP-5107 - PUBLIC HEARING - APPLICANT: HIGHRISE PARTNERS LIMITED, LLC - OWNER: SCANDIA FAMILY FUN CENTER** - Request for a Site Development Plan Review and a Waiver to allow 75 percent lot coverage area where 50 percent is the maximum allowed FOR A PROPOSED 50-STORY, 560-FOOT TALL MIXED-USE DEVELOPMENT CONTAINING 700 RESIDENTIAL UNITS AND 20,000 SQUARE FEET OF RETAIL USES adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), M (Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).
31. **GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.40 acres adjacent to the north side of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).
32. **GPA-5120 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief).
33. **ZON-5121 - REZONING RELATED TO GPA-5120 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief).

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34. **VAR-5124 - VARIANCE RELATED TO GPA-5120 AND ZON-5121 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL** - Request for a Variance TO ALLOW 0.44 ACRES OF OPEN SPACE WHERE 0.66 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), GC (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief).
35. **SDR-5122 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5120, ZON-5121 AND VAR-5124 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief).
36. **GPA-5123 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 1220 Hinson Street (APN 162-06-510-029), Ward 1 (Moncrief).
37. **ZON-5128 - REZONING RELATED TO GPA-5123 - PUBLIC HEARING - APPLICANT: PET'S BED AND BREAKFAST - OWNER: BENITA BELLAMY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 1220 Hinson Street (APN 162-06-510-029), Ward 1 (Moncrief).
38. **GPA-5264 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Request to Amend the Land Use Classifications of the Las Vegas 2020 Master Plan to include mixed-use development in the SC (Service Commercial), GC (General Commercial) and LI/R (Light Industry/Research) categories.

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39. **MOD-5125 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Major Modification to the Grand Teton Village Master Plan TO CHANGE THE LAND USE DESIGNATION FROM: P (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL); TO AMEND TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS; TO AMEND FIGURES 2 AND 3 AND TO AMEND SECTIONS 2.3.5, 5.3.2 AND 6.1 REGARDING COMMON OPEN SPACE on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
40. **WVR-5127 - WAIVER RELATED TO MOD-5125 - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 91 FEET BETWEEN STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE REQUIRED FOR INTERSECTIONS OF STREETS PROVIDING SERVICE INTERNALLY WITHIN A SUBDIVISION in conjunction with a proposed 51-lot single-family residential development on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
41. **SDR-5126 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5125 AND WVR-5127 - PUBLIC HEARING - APPLICANT: PERMA-BILT HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 51-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
42. **ZON-5087 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, 002), Ward 6 (Mack).

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43. **SDR-5089 - SITE DEVELOPMENT REVIEW RELATED TO ZON-5087 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC.** - Request for a Site Development Review FOR A PROPOSED 51-LOT SINGLE-FAMILY DEVELOPMENT on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, 002), R-E (Residence Estates) and U (Undeveloped) Zones [PCD (Planned Community Development)] [PROPOSED: R-PD8 (Residential Planned Development – 8 Units per Acre), Ward 6 (Mack).
44. **SUP-5228 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB** - Request for a Special Use Permit FOR AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS AND A PROPOSED ADDITION TO THE HOSPITAL at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack).
45. **SDR-5094 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5228 - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB** - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A PROPOSED 2,890 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL WITH OUTSIDE PENS on 2.18 acres at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack).
46. **VAR-5086 - VARIANCE - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION, INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN** - Request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD AND ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED on 1.38 acres at 1821 Western Avenue (APN: 162-04-703-005 and 006), M (Industrial) Zone, Ward 1 (Moncrief).
47. **SDR-5085 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5086 - PUBLIC HEARING - APPLICANT: PRECISION CONSTRUCTION INC. - OWNER: J. EMMETT SULLIVAN AND BECKY PATRICIA SULLIVAN** - Request for a Site Development Plan Review and Waivers of the Perimeter and Parking Lot Landscape Requirements FOR A PROPOSED 28,600 SQUARE FOOT OFFICE/WAREHOUSE on 1.38 acres at 1821 Western Avenue (APN: 162-04-703-005 and 006), M (Industrial) Zone, Ward 1 (Moncrief).

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48. **VAR-5114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC** - Request for a Variance TO ALLOW A 60-FOOT REAR YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 408 FEET FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS on 5.84 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
49. **SUP-5111 - SPECIAL USE PERMIT RELATED TO VAR-5114 - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
50. **SDR-5109 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5114 AND SUP-5111 - PUBLIC HEARING - APPLICANT/OWNER: OR INVESTMENT GROUP, LLC** - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards to allow a three-foot front yard setback where 20 feet is the minimum required FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 504 RESIDENTIAL CONDOMINIUM UNITS AND 90,000 SQUARE FEET OF RETAIL SPACE IN TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS on 5.84 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
51. **SUP-5028 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.** - Request for a Special Use Permit FOR A PROPOSED 73-STORY MIXED-USE DEVELOPMENT at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese).
52. **VAC-5029 - VACATION RELATED TO SUP-5028 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.** - Petition to Vacate Cincinnati Avenue east of Las Vegas Boulevard, Ward 3 (Reese).

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53. VAC-5030 - VACATION RELATED TO SUP-5028 AND VAC-5029 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Petition to Vacate a 20-foot (20') wide public alley generally located north of Sahara avenue, west of Paradise Road, Ward 3 (Reese).
54. SDR-5027 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5028, VAC-5029 AND VAC-5030 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC. - Request for a Site Development Review and Waivers of Downtown Centennial Plan Standards for streetscaping, building stepbacks, and reflective glazing FOR A 73-STORY, 863-FOOT TALL, 1,300,000 SQUARE-FOOT MIXED USE DEVELOPMENT CONSISTING OF 951 CONDOMINIUM UNITS AND 41,000 SQUARE FEET OF COMMERCIAL USES on 2.17 acres at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese).
55. SUP-5065 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MARKETPLACE, LIMITED LIABILITY COMPANY - OWNER: GEORGE FILIOS TRUST R-501 - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION WITH GAS PUMPS adjacent to the southwest corner of Decatur Boulevard and Rome Boulevard (APN 125-24-802-010), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
56. VAC-5069 - VACATION RELATED TO SUP-5065 - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MARKETPLACE, LIMITED LIABILITY COMPANY - OWNER: NAMCO FINANCIAL, INC., ET AL - Petition to Vacate Turkey Lane between Thom Boulevard and Decatur Boulevard, Ward 6 (Mack).
57. SDR-5050 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5065 AND VAC-5069 - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MARKETPLACE, LIMITED LIABILITY COMPANY - OWNER: NAMCO FINANCIAL, INC., ET AL - Request for a Site Development Plan Review and Waivers of Building Placement and Foundation Landscaping Standards FOR A PROPOSED 365,700 SQUARE-FOOT SHOPPING CENTER on 35.00 acres adjacent to the northwest corner of Decatur Boulevard and the Las Vegas Beltway (APN 125-24-802-001, 002, 003, 004, 007, 010 and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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58. **SUP-5112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW STUDIOS, LLC - OWNER: 1ST RAINBOW, LLC** - Request for a Special Use Permit FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT at 116 South 1st Street (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
59. **SDR-5116 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5112 - PUBLIC HEARING - APPLICANT: 1ST RAINBOW, LLC - OWNER: RAINBOW STUDIOS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 12-STORY, 134-FOOT TALL MIXED-USE DEVELOPMENT CONSISTING OF EIGHT RESIDENTIAL UNITS AND 350 SQUARE FEET OF RETAIL SPACE at 116 South 1st Sreet (APN 139-34-111-040), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
60. **SUP-5067 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PDC AUTO TITLE LOAN - OWNER: GWHC OF NEVADA, LLC** - Request for a Special Use Permit and Waivers of Separation Distance Standards, to allow a 780-foot distance from a parcel with a similar use where 1,000 feet is the minimum required, to allow a zero-foot distance from residential uses where 200 feet is the minimum required; and a Waiver of floor area standards, to allow 1,482 square feet where 1,500 square feet is the minimum required FOR A PROPOSED AUTO TITLE LOAN BUSINESS at 8450 West Sahara Avenue, Suite 114 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
61. **SUP-5072 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PDC AUTO TITLE LOAN - OWNER: CHARLESTON HEIGHTS DEVELOPMENT COMPANY** - Request for a Special Use Permit and Waivers of the Separation Distance Standards to allow a zero-foot distance from a parcel with a similar use where 1,000 feet is the minimum required; to allow a zero-foot distance from residential uses where 200 feet is the minimum required; and a Waiver of floor area standards to allow 800 square feet where 1,500 square feet is the minimum required FOR A PROPOSED AUTO TITLE LOAN BUSINESS at 6708 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
62. **SUP-5105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HEADLIFTERS MINISTRIES - OWNER: DELUXE INVESTMENTS, INC.** - Request for a Special Use Permit and a Waiver of the 6,500 square-foot minimum lot requirement FOR A PROPOSED TRANSITIONAL LIVING GROUP HOME on 0.14 acres at 2805 Howard Drive (APN 162-01-710-014) R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

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NON-PUBLIC HEARING:

63. TMP-5023 - TENTATIVE MAP - GARRETT CROSSINGS - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: JONES DEER SPRINGS, LLC - Request for a Tentative Map FOR A 28-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN 125-24-201-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

DIRECTOR'S BUSINESS:

64. TXT-5233 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.010, Table 2 "Land Use Tables;" and Title 19.04.050(B), "Minimum Requirements;" and Title 19.20.020, "Words and Terms Defined." to allow the keeping and boarding of pets in the U (Undeveloped), R-A (Ranch Acres), R-E (Residence Estates), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) zoning districts with the approval of a Special Use Permit.
65. TXT-5260 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.02.040, "Purpose of Zoning Districts," to include mixed-use development in the C-1 (Limited Commercial), C-2 (General Commercial), and C-PB (Planned Business Park) Districts; amend Title 19.04.010, Table 2, "Land Use Tables," to permit mixed-use development in the C-PB (Planned Business Park) District; amend Title 19.04.040 (C), "Conditions," to define the standards for mixed-use developments in the C-PB (Planned Business Park) District; and amend Title 19.08.045, Table 3, "Commercial District Development Standards," to permit increased height for mixed-use developments in the C-PB (Planned Business Park) District.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

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